

# CANDOR CONNECT

Vol 3 | Issue 1 | January – April 2020

## OUR WORKPLACE PREPAREDNESS FOR COVID-19



**ARCHITECTURAL FIRM  
'MORPHOGENESIS'**  
Indian perspective, in the global context

**NASSCOM TECHNOLOGY AND  
LEADERSHIP FORUM 2020**  
Co-hosted by Brookfield Properties

**RECOGNISING UNCOMMON ABILITY**  
Brookfield Properties co-hosts  
'India Inc.-The Valuable 500'





Dear Readers,

Welcome to the latest issue of *Candor Connect*! We are back with another exciting issue of our quarterly newsletter which, we are sure, has already become an essential part of your reading list over the last two years of its existence.

A must-read is the report on precautionary measures we have undertaken to make our campuses 100 per cent safe. Another article talks about the various protocols we have worked out in our campuses, as employees return from remote to physical workspaces. We have also started a unique digital initiative 'Positive Pulse', to drive fruitful conversations with leading experts on health and well-being. It's important that we all stay connected.

For our cover story, the spotlight is on architectural firm Morphogenesis. In a Q&A, co-founders Sonali and Manit Rastogi give us an insight into how their organisation is devising design solutions through the lens of sustainability and upgrading Candor's campus in Kolkata.

A highlight of this issue is the coverage of 'India Inc.-The Valuable 500' that was organised by Brookfield Properties, CII-India Business Disability Network and EnAble India. The aim was to encourage business leaders to commit to making disability inclusion a boardroom agenda. Twenty business leaders took the pledge for this important cause!

We believe that future-ready, technology-driven workplaces play a big role in improving employees' productivity and ramping up innovation. To this end, Brookfield Properties partnered with NASSCOM to host the NASSCOM Technology and Leadership Forum 2020 in Mumbai. Do not miss our in-depth report of the event.

Going ahead, Brookfield Properties is launching 'Binge Central', an F&B, retail and leisure destination in Sector 62, Noida. Candor bagged an award at the Good Air Summit organised by the Integrated Health & Wellbeing Council. Read our coverage of these achievements. This issue also provides in-depth reports of activities and events that were hosted in our campuses across India, from Christmas and Holi celebrations to our Annual Sports Meet 2020.

With all this and more, we bring you the newest issue of *Candor Connect*! After reading, kindly share your feedback about this issue with us at [candor.techspace@brookfield.com](mailto:candor.techspace@brookfield.com).

**Nisha Vijarania**  
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Write to us with your questions, comments or suggestions at [candor.techspace@brookfield.com](mailto:candor.techspace@brookfield.com). We look forward to hearing from you!

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4



38



32

Giving Architecture a 'Soul' ▶ 4

Our Workplace Preparedness for COVID-19 ▶ 8

Our Guide to Returning to Your Physical Workplace ▶ 12

Recognising Uncommon Ability ▶ 16

Addressing Our Power Needs in a Sustainable, Green Way ▶ 19

The Future of Workplace and Technology ▶ 20

Recognition for Clean Air Spaces ▶ 23

An Exciting New Retail Experience in Sector 62, Noida ▶ 24

The Equation for Happiness ▶ 27

Empowering Children through Art ▶ 28



24

Our First-ever Experiential SEZ Office is Here ▶ 30

Adding Colours of Joy to Your Life ▶ 32

Up Your Game ▶ 34

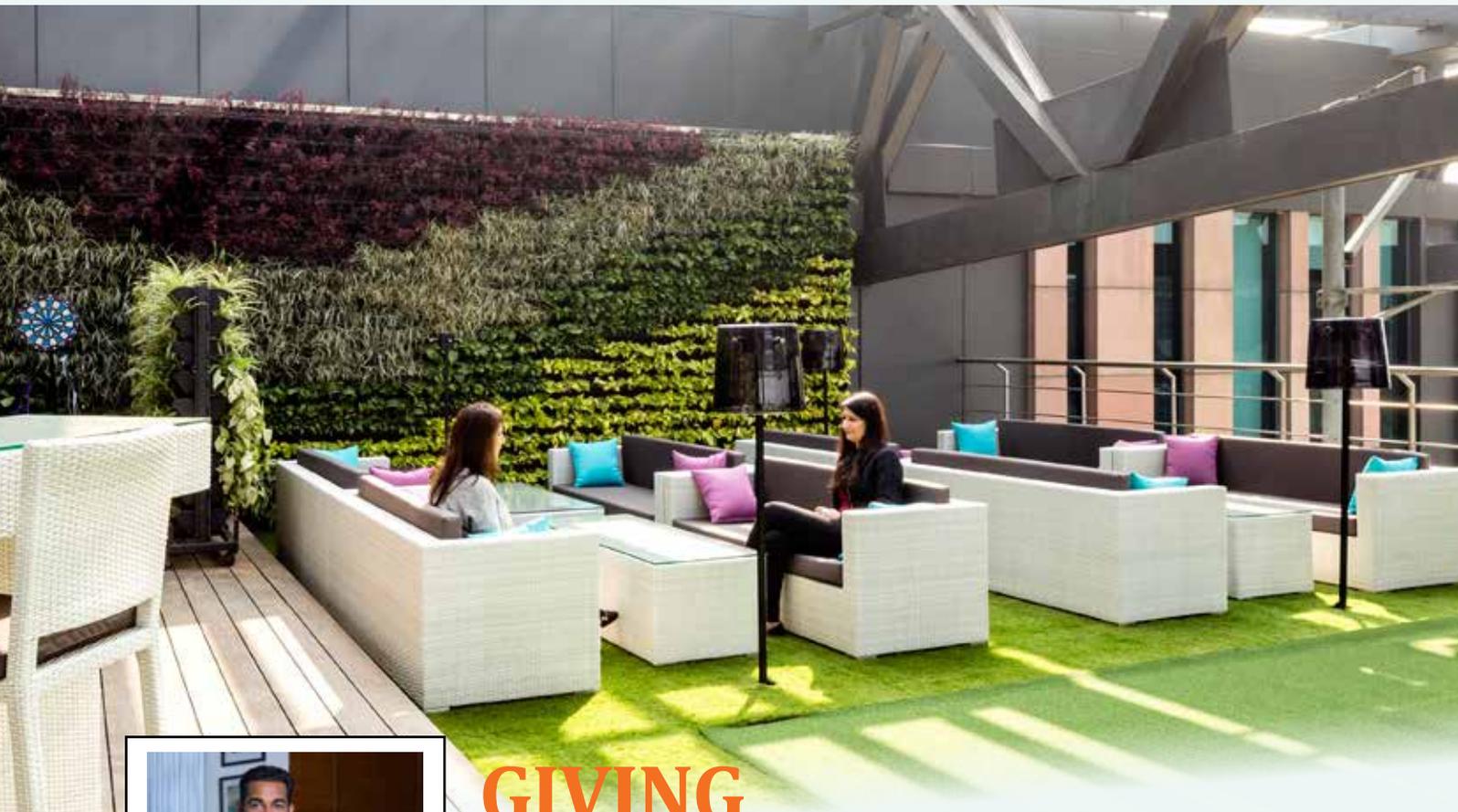
Our Jolly Good Décor for Christmas ▶ 36

Turning Santa for Underprivileged Children ▶ 37

A Magical, Musical Event at Our New Rejuve Terrace ▶ 38



16



Sonali and Manit Rastogi  
Co-Founders  
Morphogenesis

## GIVING ARCHITECTURE A 'SOUL'

In the 24 years of its existence, Morphogenesis has established itself as one of the leading architectural practices in India, gaining global acclaim for its approach of devising design solutions through the lens of sustainability. Sonali and Manit Rastogi, Co-Founders, Morphogenesis, take *Candor Connect* through their intriguing journey.

**M**orphogenesis has been a part of India's changing spatial paradigm for over two decades now. Since its inception, the organisation has been reinterpreting India's architectural roots and traditional wisdom to employ passive design solutions that lend a unique contextual language to architecture. The result: Work that reflects a contemporary Indian perspective, within the global context.

Today, Morphogenesis is a collaborative of 190 people with its work spread across eight countries and over 50 locations. It has achieved many firsts in the industry, including having designed The British School in New Delhi (India's first GRIHA 5-star rated and net-zero energy enabled school in India) and Pearl Academy in Jaipur (awarded India's first World Architecture Festival Award for 'Best Learning Building'). The organisation is presently working on landmark projects such as The Trump Towers

in Gurugram (set to become the tallest twin towers in North India) and Surat Diamond Bourse (set to become the world's single largest office building). It was also awarded a copyright on its evolutionary design process 'SOUL'.

Morphogenesis' forward-thinking vision is courtesy its co-founders Sonali and Manit Rastogi, who, since the beginning, have worked on understanding how much can be learned from the past and reinterpreted for a fast-changing world. We spoke to them to learn more about their journey of referencing the styles of traditional Indian architecture in innovative, sustainable forms.

*Edited excerpts from the interview:*

**?** When and where did you start your career as architects?

**Manit Rastogi:** After pursuing architectural studies at the School of Planning and Architecture in New Delhi in 1991,

we proceeded to spend a long stint at the Architectural Association School in London. Here, I pursued my interest in the study of nature, evolution and design processes in association with British architectural academic John Frazer. I also acquired a degree in Energy and Environment Studies with Simos Yannas, who led environmental design research and teaching at the school.

**Sonali Rastogi:** I pursued my interest in Housing and Urbanism with sociologist and urban planner Jorge Fiori at the Architectural Association School. I also studied at the Design Research Laboratory with architectural critic Jeff Kipnis. Bringing together our bouquet of interests, Mani and I started Morphogenesis in 1996 with a clear aim of expanding the boundaries of regional architecture and environmental design with sustainability at the core.

### ? What inspired you to start Morphogenesis?

In the 1990s, the Indian economy was experiencing a paradigm shift owing to economic liberalisation, creating a socio-culturally and economically emergent India in the process. Correspondingly, we saw an opportunity for a fundamental shift in Indian design thinking, and the possibility of creating a practice that would define contemporary architecture of Asia. Our desire was to bring regional design to the forefront of global discourse. In this context, we saw architecture as a strategic weapon to bridge boundaries and—through discourse—set the ground for evolution and innovation. It is within this framework that we founded Morphogenesis; this was a poignant decision which was supported by the ongoing paradigm shift in the nascent liberalised economy of India in the 1990s.

### ? Which aspects are central to the design processes at Morphogenesis?

At Morphogenesis, we believe that climatic specifications and socio-cultural contexts are imperative to take into

consideration before designing any building. All our projects are conceived through a research-oriented approach to policy, planning, design and technology. Every design at Morphogenesis is conceived through the lens of ©SOUL i.e.

**S - Sustainability:** Our endeavour is to design in a manner that reduces consumption of resources and energy while increasing the number of habitable hours with minimum reliance on mechanical means. This has resulted in buildings that, through passive design and microclimate creation, consume up to 50-70 per cent lesser energy than certified green building benchmarks—proven through post-occupancy evaluation.

**O - Optimisation:** We understand that we are often working in an environment with limited resources. Our approach ensures integrated project delivery with spatial, structural, façade and MEP (Mechanical, Electrical and Plumbing) optimisation, resulting in a significant reduction in the capital and operational cost.

**U - Unique:** Architecturally, we celebrate identity and diversity rather than visual homogeneity. We think of our buildings and cities as places of human interaction and habitation. This ensures all our projects are unique, whilst responding to the client, climate, context and end-users.

**L - Liveability:** The end-user always sits at the centre of our design process in our approach to building smart environments. We consider mobility, security, outdoor comfort, technology, health and well-being, ease of facility management and disaster readiness when creating spaces that work equally well for all users.

These parameters define the enquiry process at Morphogenesis. We believe that architecture, design and urbanism as processes must be in step with the forces of urbanisation, globalisation and technology. It is this bridge, between tradition and modernity, where the work of the practice is positioned. Thus, we like to think of our work as 'the Indian perspective, in the global context'.





**? How are you building 'global' projects that are deeply rooted in the 'local'?**

We strongly believe that processes in nature evolve and so do people and architecture. Our design approach has often been inspired by the vast, historical repository of building knowledge and art and craft traditions of the region. A valuable learning from the past has been that traditional architecture has always been built sustainably, whether as a response to climatic conditions or a dearth of resources. Understanding and weaving together these 5,000 years of building construction history with current-day aspirations, aesthetics and technologies has resulted in sustainable models of development that are 'global' yet deeply rooted in the 'local.'

We thrive on the approach of always optimising a project by deploying passive strategies that respond to the local climate and ecology. We have successfully created exemplars that achieve a 30 per cent reduction in freshwater demand as well as consume 50 per cent lesser energy than established green rating benchmarks without incurring additional cost. Optimisation of all resources is a pre-requisite to our architecture today. This has conservatively resulted in over 9 million square metres of built environment benefitting over 5,60,000 inhabitants, further saving 22 billion litres of fresh water, 4.1 billion kW/hr of energy and a reduction in carbon dioxide emissions by 3.3 billion

kg. Furthermore, we believe in engaging with the society, making architecture more relevant to the common man.

**? Morphogenesis is conducting the upgradation of Candor TechSpace's campus in Kolkata. What kind of new developments can we expect in this campus?**

Information technology and artificial intelligence are making the world a smaller and an increasingly connected place. In this context, a new approach is required in the way we design workplaces. The design of a 'commercial workplace of the future' for Candor TechSpace in Kolkata is all about refurbishing the campus whilst creating an experience for its users that is deeply rooted in art and culture of the city. The 45.40-acre IT park being upgraded will entail a grand arrival with double-height lobbies, exclusive visitor centre and dedicated smart lockers.

The interiors have been designed to be ergonomic and eclectic with sculptural lighting and artwork inspired by the contextual clues of Kolkata. To meet global standards, technology has been incorporated in the form of smart lighting with occupancy sensors, digital screens for dynamic art, and smart controls that allow users to book a hall irrespective of their location or time zone. Multi-functional spaces for over 300 people with integrated, high-end audio-visual systems will be provided for conferences, training and special events. Additionally, lounge-style pre-function spaces with dedicated bar and landscaped terraces have been incorporated to serve as congregation spaces for festivals and social gatherings. Other facilities include upscale food courts, café-style outlets with retail promenade, spa, health club and state-of-the-art banquet halls.

The landscape strategy will be a curated experience that encourages a discourse-based culture naturally gravitating towards chance conversations and outdoor meetings. A central pedestrianised spine integrates a food trail and art walk that connects the entire campus. The provision of comfortable outdoor areas with shaded seating facilities, indigenous plantation, and rain-protected walkways and terraces will ensure a climate-responsive landscape.

**? Coming to workplace design in general, how has it evolved over the years?**

Workplace design is evolving thanks to the impact of technology that is making us more mobile; the influence of



different generations entering the workforce; the effect of higher real estate costs; and the growing importance of well-being at work. All these factors have altered the traditional role of the workplace. Gone are the days when office design was simply a facility management initiative of space planning. Work is becoming location-neutral and decentralised workforces are the new normal. Today, office design is as much about human resources as it is about facility management.

The scale of commercial projects has gone up in the last two decades. In many ways, it is a new construction typology. As architects, it is an exciting typology for us to work in—we get to experiment with heights, high FSIs, high-density, etc. It is exhilarating to develop a globally appreciated, commercially viable and robust architecture.

**?** **In a workplace landscape that is ever-evolving, more and more companies today are putting in significant efforts to create sustainable workplaces. How can workspace providers like Candor TechSpace work towards building such spaces?**

Today, we spend most of our time at work rather than at our own homes. Hence, providing a healthy and sustainable work environment is of prime importance in order to improve the performance of employees. Research shows that people think, feel and operate better in offices that have more natural light, cleaner air, comfortable indoor temperatures, pleasant views of the outside, and colours, textures and materials that are welcoming and calming. Furthermore, a healthy office environment improves employee retention, productivity and their physical and mental well-being.

To build sustainable workplaces, commercial workspace providers should reduce the load on the environment in their construction strategy, material resource utilisation, spatial allocation (area optimisation) and energy consumption. They should increasingly rely on natural resources and passive methods of cooling, water recycling and access to nature. Additionally, they must also adhere to non-toxic materials, paints, furniture and equipment as they have an environmental impact that stretches from the manufacturing process to the landfill. The design of a sustainable workplace

should also address flexibility in space function and adaptability to the changing needs of companies.

**?** **Are there any workplace trends emerging in 2020?**

The debate about the office of the future is centred on re-examining the role of the physical space vis-à-vis workplace transformation. Whilst debate directions are similar, solutions are becoming highly specific to the modern workplace with the advent of technological innovations like artificial intelligence (AI) and the Internet of things (IoT), and new management practices. While there is no one prescriptive way forward, the only thing constant is maximising benefits for the occupants while reducing energy and waste, using sustainable practices and reconfigurability to respond to rapid changes.

For one, the office of today must be interactive; ideologically and physically, the spatial organisation must allow for maximum interaction between the outside and the inside, and between various programmatic requirements whilst ensuring maximum visual interaction for all occupants. All this must be achieved without compromising on the economies of the workspace. Additionally, semi-open breakout spaces such as courtyards, verandahs, terraces, etc., allow for socio-cultural interaction, cross-pollination of ideas and exemplify the ideology of equity and transparency in the workplace. Allocation of space, services and resources along with a judicious use of materials and consumption of energy can result in an augmented workforce with better amenities as well as effective use of area.

The work paradigm of the future is reflected in a constantly evolving and reconfigurable office. This can be in the form of spaces such as hives for work desks and jump spaces that allow for mobile workstations, meetings, conferences, training, and workshops in almost all areas. Such spaces boost performance and can be reconfigured in a matter of minutes by the end-user themselves. With the advent of IoT and AI, technology is also built into the furniture and walls, including screens and digital whiteboards that connect seamlessly. ■



# Our Workplace Preparedness for COVID-19



The COVID-19 pandemic is the defining global health crisis of our time, disrupting the economy and the society as we know it. However, rest be assured that Candor TechSpace is taking all steps to ensure the health, safety and wellness of tenants, employees and other end-users at its campuses. Let's take a look at the various precautionary measures that are in place to make our campuses 100 per cent safe.

**C**orporate organisations across India are undertaking precautionary measures to contain the spread of COVID-19. As the global pandemic spreads, Candor TechSpace too has stepped up its precautionary measures. All necessary health, safety and wellness measures have been undertaken at our campuses for our tenants, their employees and other end-users. Our objective is to keep our campuses absolutely safe by following every health and hygiene protocol. We are closely monitoring the updates in order to act quickly and are following the guidelines released by the World Health Organization (WHO), Government of India, and its Ministry of Health & Family Welfare (MOHFW).

We would like to assure you that our campuses are being maintained well and are fully operational. We are especially proud of our dedicated operations team which has been dedicatedly working for the last few weeks, to maintain all critical and essential services.

Let's take a look at the long-term mitigating measures we have undertaken to prevent and control transmission of COVID-19 at our campuses.

### Instituting temperature checks

As high body temperature is the most conspicuous symptom of COVID-19, employees, visitors and our staff entering the campuses are screened



for high body temperatures quickly and reliably. Temperature checks are conducted at the entrance using hand-held thermal scanners requiring no skin contact. On detection of high body temperature, the concerned person is asked to return to the campus only after consultation with the respective occupant company administration team.

**Practising physical distancing**

To avoid crowding and minimise opportunities for the virus to spread, physical distancing measures have been put in place. These include putting up floor markings in the campuses, encouraging a distance of six feet from other people where it is feasible. For example, at the campus entrance, yellow markings on the road make sure that people are six feet away from each other when they are standing in line to have their temperatures measured. All this helps ensure separation and prevent congregation of people as far as possible.



might clean surfaces effectively but one might not be disinfecting them, thereby leaving germs and bacteria to fester and grow.

Keeping this in mind, our cleaning staff is wiping and disinfecting all common areas in the campuses frequently, such as entryways, lobbies, elevators, staircases and washrooms. They are focusing especially on frequently touched surfaces such as elevator buttons, 3M floor mats, tables, hard-backed chairs, doorknobs, light switches, remote controls, door handles, staircase railings, desks, toilets, counters and washbasins. Even the garbage disposal systems within the campuses are being cleaned and disinfected frequently.

**Cleaning and disinfecting campus areas**

We are following safe practices for cleaning and disinfecting high-touch surfaces within the common areas at the campuses. Cleaning refers to removing germs, dirt and impurities from surfaces, while disinfecting means actually killing the germs on surfaces. This distinction is of paramount importance since one

**Providing protective suits to our cleaning crews**

In our campuses, our cleaning crews are on the front lines of the battle against COVID-19. To enable them to protect their own health, we have provided them with specialised full-body protective suits, masks and gloves. The protective gear is compatible with the disinfectant products being used. The cleaning teams have been instructed to wear the gear while performing all tasks in the cleaning process, including handling trash. They have also been guided about following normal preventive actions while at work and home, such as cleaning their hands often, including immediately after removing gloves, and avoiding touching their eyes, nose or mouth with unwashed hands.





### Training staff

At Candor TechSpace, we believe that periodic refresher training for tackling the COVID-19 pandemic is like having a booster shot. One might well have had that initial training, and might have found it useful, but as time passes, one might forget some of the key guidelines; even prevention and control techniques might change. Therefore, apart from hosting training and awareness sessions, we, in association with Apollo Hospitals, have begun organising periodic refresher training sessions for staff. These cover various key points of prevention and control of COVID-19, including appropriate usage of personal protective equipment.

### Conducting periodic health check-ups

Candor TechSpace and Apollo Hospitals are also jointly organising periodic health camps. This is to ensure that occupants and employees in our campuses get basic healthcare at the earliest possible time before any small health problem turns serious. After all, health examinations and tests at the early stages of any illness can help tackle it faster and save a life before it can cause any damage. Even basic health check-ups can identify underlying illnesses and infections. Most importantly, periodic checks are conducted for frontline staff to continuously monitor their health and well-being. Ambulance and paramedical staff are also stationed 24/7 for emergency response in the campuses.



### Doing periodic fumigation

Fumigation or wide-area spraying can help in controlling the spread of COVID-19. So, apart from cleaning frequently-used surfaces, we are also conducting periodic fumigation of back of house (BOH) areas such as plant rooms, staircases, basements and terrace, and front of house (BOH) areas such as lobbies, food court and other prominent locations.

### Installing hand sanitisers

When it comes to preventing the spread of COVID-19, there is nothing better than good old-fashioned hand washing. But if water and soap are not available, the next best option is to use an alcohol-based hand sanitiser that contains over 60 per cent alcohol. Keeping this in mind, Candor TechSpace has placed hand sanitiser at commonly-used locations within the campuses, such as lobbies, entry and exit points, washrooms, etc.





**Implementing critical staffing plans**

Continuous vendor engagement is in progress for ensuring consistent manpower levels across the campuses. Key personnel have been identified across sites and verticals (M&E/HK/Security) for managing the campuses 24/7 with current occupancy levels. Packed meals and lodging facilities have been arranged at sites to ensure that our staff is available in case of complete restrictions in movement.

**Other preventive measures**

Signage on COVID-19 symptoms and how to help prevent the spread of the virus has been put up across the campuses. Preventive maintenance and upkeep as per plan is also being conducted to ensure fully functional campuses.

We are taking extra precautions to maintain air quality. This involves undertaking deep cleaning of cooling coils and cleaning and disinfection of filters to flush out workspaces with fresh air before occupancy, and also periodically monitoring air quality. Moreover, a helpline number has been launched for the benefit of people in the campus. They can contact the helpdesk for assistance by calling 1800 103 4000 in case they experience COVID-19 symptoms while in the campus.

In line with standard protocols for any public health emergency, an



incident management system has also been activated across our campuses and we are preparing to mount a broader response, if needed.

To test our resilience sometimes we are faced with harsh trials. The key is not to give up. The moment will pass, and when it does we will be stronger and more determined in our endeavours. So, make sure that you educate yourself and your family and friends about the precautions to be followed to reduce one's chances of being infected or spreading COVID-19. Let's all do our part in stopping this global pandemic! ■



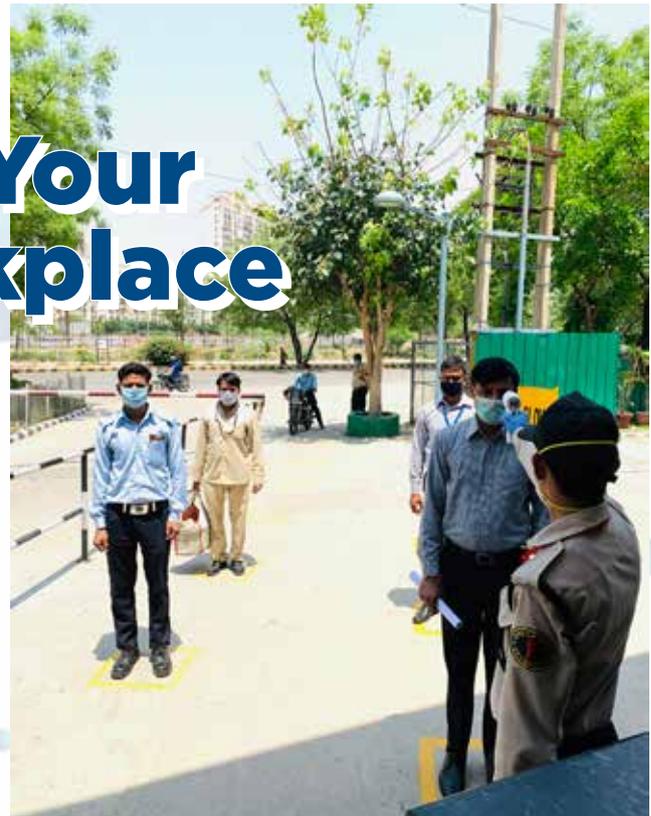
# Our Guide to Returning to Your Physical Workplace

Every organisation is thinking of smart ways to keep their employees safe and healthy, as they return from remote to physical workspaces. At Candor TechSpace, we have worked out protocols and considerations in response to the needs of a post COVID-19 world.

**C**andor TechSpace is taking all steps to ensure that its campuses are 100 per cent safe for tenants, their employees and other end-users. From temperature checks at the entrances, to periodic checks for frontline staff to monitor their health, along with physical distancing guidelines, we have followed every health and hygiene protocol.

Our tenants too need to comply with certain safety and health standards and regulations when resuming operations at their physical offices in our campuses. This in turn will supplement our efforts to ensure the health, safety and wellness of all those present in or visiting our campuses.

Here are some guidelines to be followed in employee interest, at the workplace:



## Physical distancing

- **Ramp-up plans:** Planned ramping up of employees based on local guidelines and occupant business continuity plan (BCP) will help in avoiding sudden crowding, especially of elevators and other common facilities in the campus.
- **Staggered timings:** Implementation of staggered timings (such as alternate day or shift staggering) to prevent two non-related functions from coming in contact.
- **Transportation aspect:** Transportation planning will be the key to managing flow of employees. All vehicles need to be mandatorily disinfected on entering the campus.





- **Physical distancing:** Distancing within workspaces with minimum six feet between seats will need to be implemented especially with open-plan office spaces.

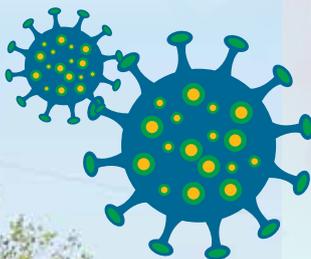
**Self-regulation**

- **Brief employees:** Employees need to be briefed on self-regulation and isolation especially in case of a travel history to hotspots or signs of flu such as high body temperature and cough.
- **Contact-free experience:** Ensure contact-free experience, from access control to routine business processes like e-training, e-invoice processing and online payments.



**Personal protective equipment**

- **Masks are a must:** Personal protective equipment such as masks is an important measure for transmission control. Wearing of masks is compulsory as per Local/WHO/MOHFW guidelines.
- **Behavioural-based safety aspects:** Re-emphasise behavioural-based safety aspects such as policy to stay at home when sick, hand hygiene and respiratory etiquette.
- **Check body temperature:** Employees' body temperature need to be checked upon exiting the office and appropriate records need to be maintained for the same.
- **Download Aarogya Setu app:** The Government of India has launched Aarogya Setu, a mobile application. Encourage employees to use the app for information on best practices and medical advisories pertaining to the containment of infection spread.
- **Elevator capacity limit:** Lift protocol mandates not more than four people using the facility at a time. Employees should be encouraged to use the staircase.





### OTHER PROTOCOLS TO BE FOLLOWED

To ensure safety of the people working or visiting the campus, there are certain other protocols that occupants are expected to follow in the premises:

#### Entry for pedestrians

- All employees entering the campus have to have their ID card on, failing which they shall be stopped at the entrance.
- The process of conducting body temperature checks will continue to be active at the main entrance.
- Employees entering the campus have to wear face masks and other appropriate PPE compulsorily.

#### Entry for vehicles

- All vehicles like taxis and tempo travellers will need to display sanitisation checklist on the front windscreen; guards may check the vehicles randomly for implementation of the sanitisation process.
- All RFID stickers will need to be pasted on vehicles, else entry might be denied.
- To prevent traffic snarls within the campus, staggered timings of vehicles and shifts to be ensured by occupants.

- In case of two-wheelers, only the driver is permitted.
- In case of four-wheelers, only the driver and one passenger are allowed.
- In case of special transport arrangement, vehicles are allowed with only 30-40 per cent of capacity.

#### Entry for visitors

- Any walk-ins or visitors to the campus are strongly discouraged in order to prevent crowding and reduce the chances of transmission from hotspots.
- In case of VVIP visits, the Occupant SPOC (Single Point of Contact) to brief the VVIP on safety protocol to avoid miscommunication.
- Goods vehicles or mail service providers will be only allowed entry only from 6 am to 8 am or 8 pm to 10 pm to prevent traffic.

#### Usage of common areas

- Congregations are prohibited at any area within the campus including smoking zones and food court till further notice.
- Occupants and employees need to follow markings made within the campuses including elevators, pedestrian entry and exit, etc.





**SUSPECTED OR CONFIRMED CASES**

What if we are notified that someone in the campus has tested positive for COVID-19? Or what if a tenant has notified all their other employees of an employee who is being self-quarantined due to contact with a person who has tested positive for COVID-19? Here's what you may expect from us in such a scenario:



**Communication with Occupant SPOCs**

- All Occupant SPOCs will be notified of any positive cases turning up in the campus.
- Any subsequent action for tenants will be according to their respective continuity plans.



**Sharing of available information**

- We will investigate the prevailing situation to supply tenants with accurate information.
- If you have any specific questions to ask us, we will be glad to assist you.



**Continued diligence**

- We are constantly assessing our response to COVID-19 and being diligent when it comes to when it comes to enforcing precautionary measures.
- We are making all reasonable efforts to keep our campuses operating and open for business.



**Deep cleaning and sanitisation**

- Upon receipt of notification of a positive case in a specific area of a building, our Quick Response Team will perform deep cleaning and disinfection there.
- Deep-cleaning and sanitisation protocol shall also be activated for the base building area.



So, make sure that you follow the aforementioned guidelines, as these are important not only for our own health and safety but those of our colleagues as well. Acting decisively and smartly together will help us scale these challenging times.

Thank you for continuing to place your trust and confidence in Candor TechSpace! ■

# Recognising Uncommon ABILITY

Brookfield Properties in association with CII-India Business Disability Network (IBDN) and EnAble India hosted 'India Inc.-The Valuable 500'. The aim was to raise awareness about disability inclusion and to encourage business leaders to commit to making disability inclusion a boardroom agenda. The response was good: 20 conscious and responsible business leaders took the pledge for this important cause.



A performance by We are One dance troupe

**E**nvironmental, social and governance (ESG) practices have always been a high priority for Brookfield Properties as a brand globally. As a result, the organisation continues to ensure the well-being and safety of employees; be good stewards in the communities in which it operates; mitigate the impact of its operations on the environment; and conduct business according to the highest ethical and legal/regulatory standards.

## Making disability inclusion a boardroom agenda

As part of its ongoing commitment to responsible ESG practices, Brookfield Properties in association with CII-India Business Disability Network (IBDN) and EnAble India organised 'India Inc.-The Valuable 500' around the World Disability Day. Considering that more than 1 billion people across the world are living with some disability in some form or the other, the need of the hour is to acknowledge them and include them in the mainstream functioning. 'The Valuable 500' therefore strives to ensure that businesses recognise the importance of people living with disabilities. Started by Caroline Casey, this

global campaign aims to get global business leaders to commit to taking appropriate action in favour of disability inclusion, by first adding the topic of disability inclusion to their boardroom agendas.

Mr Alok Aggarwal, Managing Director & CEO - India Office Business, Brookfield Properties, says, "We have successfully launched key disability inclusion initiatives and infrastructure upgrades across our campuses. And now we are delighted to join The Valuable 500. Indeed,



L-R: Ms Shanti Raghavan, Founder, EnAble India; Mr Shantanu Chakraborty, Senior Vice President, Brookfield Properties; Ms Caroline Casey, Founder, The Valuable 500; at a press conference on the occasion



Ms Seema Arora, Deputy Director-General, Confederation of Indian Industry (CII)



Dr Rajdeep Manwani



A performance by Ritvik - our very own Kodi Lee



Ms Shanti Raghavan, Founder, EnAble India

Brookfield Properties is privileged to take the lead in putting together this thought-provoking programme along with CII-IBDN Network, The Valuable 500 and EnAble India on disability inclusion. As one of the founding members of IBDN, we know we are taking on greater responsibility for this wonderful initiative, and we are happy to do so. Moreover, we are proud to be standing with each and every responsible and caring company which has come forward to take a pledge for this very important cause.”

Mr Ankur Gupta, MD, Brookfield Asset Management, says, “We have 100 offices in 30 countries but our principles and values span geographies. The environmental, social and governance aspect of our business are core to Brookfield’s philosophy—it includes promoting social inclusion and doing it with highest standards of corporate governance. We are working towards making all our assets with universal access i.e. barrier-free movement. True commitment to inclusivity should be a part of definitive action, and we are proud to lead the inclusivity initiative in India.”

Ms Caroline Casey, Founder, The Valuable 500, says,

“The Valuable 500 movement is not just for the specially-abled people in the world; it is for all of us. We need to drive value though disability inclusion. This market [disability inclusion] is worth \$1 trillion; it is all about growth and innovation. The Valuable 500 is not about employment, but linking the value in all of us. We have challenged the world’s most influential leaders and 500 of the world’s biggest brands and their CEOs, to commit to doing one thing: put disability on their leadership agenda and make a commitment to action. Because leaders make choices and choices create culture.”

Some inclusivity leaders also spoke about the advantages of social inclusion through video messages. One of them was Ms Arundhati Bhattacharya, ex-SBI Chairman. She says, “When you take on the People With disabilities (PWD) into your workforce, it is not necessary that you lose out on productivity; there are many jobs that these people can do and actually do better. It is more about organisations locating them, enabling them, giving them the right training, and also sensitising the groups.” Ms Shanti Raghavan, Founder, EnAble India, supported Bhattacharya’s views by saying, “Stopping at accepting



The panellists onstage



The interactive panel discussion



The guests

is a problem. Action, solution and alternate ways of thinking are powerful. Moving forward is powerful." She further says that if inclusion does not come naturally to an organisation, it can always be learnt and adapted en route the journey.

Another video speaker was Mr Anand Mahindra, Chairman, Mahindra Group. He says, "Mahindra Group feels privileged to be a part of the Valuable 500. The commitment pledge talks about putting disability in the boardroom agenda, and it is the right and proper way to do so. We do need to change the way we, in the corporate world, look at disability. People who do not have the same faculties as the rest of us can do more and not less. For an employer, that is a valuable asset. What we need to work harder at as corporates and individuals is empathy. I believe that the Valuable 500 movement will add value to the corporate workplace."

**Impressive response**

Around 20 conscious and responsible business leaders from India took the pledge towards sensitising this social movement under the campaign #valuableYOU. In the global context, more than 400 companies have signed for the Valuable 500 and pledged to take affirmative action for disability inclusion. Social inclusivity is a real commitment, and Candor TechSpace, managed by Brookfield Properties, will continue to drive a positive change towards disability inclusion at the workplace. ■



*"We have successfully launched key disability inclusion initiatives and infrastructure upgrades across our campuses. We are privileged to share the news that we are bringing disability inclusion onto our agenda as we join The Valuable 500."*

**Mr Alok Aggarwal, MD & CEO-India Office Business, Brookfield Properties**



*"The environmental, social and governance aspect of our business are core to Brookfield's philosophy—it includes promoting social inclusion and doing it with highest standards of corporate governance. We are even working towards making all our assets with universal access i.e. barrier-free movement."*

**Mr Ankur Gupta, MD, Brookfield Asset Management**



*"We have challenged the world's most influential leaders and 500 of the world's biggest brands and their CEOs, to commit to doing one thing: put disability on their leadership agenda and make a commitment to action. Because leaders make choices and choices create culture."*

**Ms Caroline Casey, Founder, The Valuable 500**



Business leaders taking a pledge to make disability inclusion a boardroom agenda



# Addressing Our Power Needs in a Sustainable, Green Way

As part of its goal to go green and switch to sustainable, cleaner forms of energy, Candor TechSpace initiated the setting up of solar plants at its campuses across India some time ago. The latest campus to get a solar plant is Candor TechSpace at New Town-Rajarhat in Kolkata.

**S**ustainability is a big focus for Candor TechSpace when it comes to the campuses it operates across India. We understand that the actions we take to ensure the sustainability of our business can have a far-reaching impact on the environment and communities in which our tenants and their employees live. Therefore, since inception, Candor TechSpace has been at the forefront when it comes to incorporating environmental, social and governance (ESG) principles into its operations. Adhering to ESG principles is not only creating long-term value but also ensuring the sustainability of our business well into the future. But most importantly, it is minimising the environmental impact of our operations, improving our efficient use of resources and lowering our dependence on natural resources over time.

Candor's initiatives under environmental stewardship include everything from energy reduction and water recycling to enhanced indoor air quality and partnerships with shared mobility solution providers (to decongest roads and reduce air pollution). These apart, Candor is also aiming to be a clean energy leader by opting for solar power to lower its carbon footprint. It embarked on the installation of rooftop solar plants at its campuses some time ago.

The benefits of clean solar power are plenty since solar panels generate electricity with no air or carbon pollution, no ash or other waste products, and no environmental risks unlike those associated with nuclear power. What is more, solar electricity generation requires only sunlight and little to no water. In most cases, solar panels also have no impact on nature because they are typically installed in already built environments.

The latest campus to be fitted with a solar plant is Candor TechSpace at New Town-Rajarhat, Kolkata. The rooftop solar plant was inaugurated recently by Mr B K Panda, Development Commissioner, Falta SEZ (Kolkata). To execute this project, Candor joined hands with CleanMax Solar, a leading solar rooftop developer.



Mr B K Panda, Development Commissioner, Falta SEZ (Kolkata) inaugurating the rooftop solar plant at Candor's Kolkata campus



Guests at the inauguration

CleanMax Solar is now Candor's partner for its journey of delivering green energy to its campuses over the next 25 years. Spread across 3 RCC (Reinforced Cement Concrete) roofs and with a DC capacity of 234.3 kWp and AC capacity of 194 kW, the solar plant shall generate 71.8 lakh units of electricity over the next 25 years. The average abatement of carbon dioxide (CO<sub>2</sub>) emissions shall be 5,890 tonnes over the next 25 years.

The installation of this rooftop solar plant at our Kolkata campus reinforces our commitment to lower our carbon footprint by employing clean, renewable energy solutions. Candor is a leading workspace solution provider, and maintaining socially responsible practices—from environmental protection and community relations to health and safety—will continue to be a critical component of its operations. ■





# The Future of Workplace and Technology

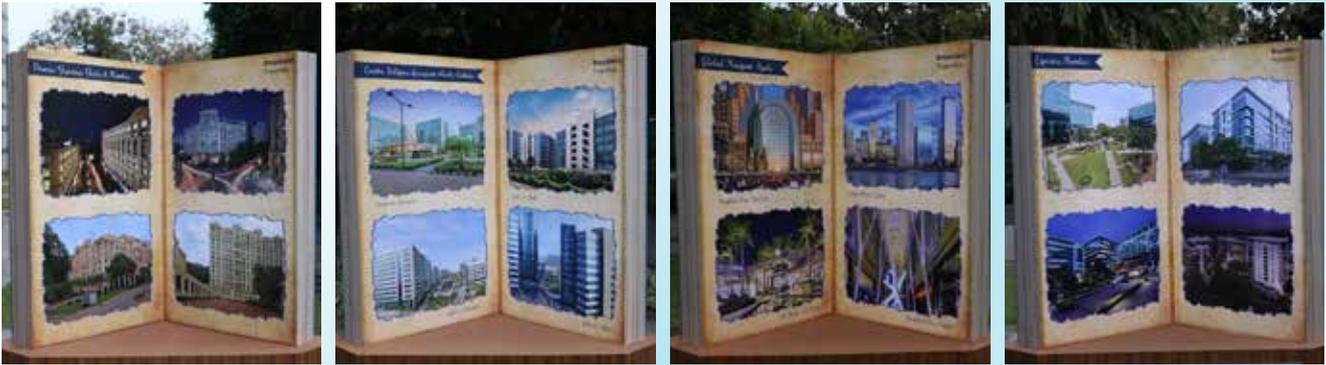
Showcasing the role played by future-ready, technology-driven workplaces in improving employees' productivity and ramping up innovation, Brookfield Properties partnered with NASSCOM to host the NASSCOM Technology and Leadership Forum 2020 in Mumbai in February. Here's the complete report of the three-day event from the venue.

In February, NASSCOM, in association with Brookfield Properties, organised the 28th edition of the NASSCOM Technology and Leadership Forum (NTLF). It was held at the Grand Hyatt Mumbai Hotel & Residences from 12th to 14th February 2020. The biggest highlight of NTLF 2020 was the thought-provoking discussion with 20 CXOs from prominent organisations that was hosted by Brookfield Properties. Brookfield Properties also co-hosted a Placemaking Gala with a theme based on Leonardo da Vinci on the second evening of the conference. Delegates networked over customised cocktails made at the 'Symphony of Senses' bar, played a game of 'Breaking the Code' and danced to live music. Additionally, they also got to experience Brookfield Properties' interesting exhibition stall that highlighted its portfolio in India and its four core values of placemaking, universal accessibility, innovation and sustainability. These apart, attendees got to network with each other as they sipped on customised cocktails made at the 'Symphony of Senses' bar, played a game of 'Breaking the Code', or danced to live music.

## A round-table discussion

NTLF 2020 gave Brookfield Properties the opportunity to initiate a talk and discussion on a relevant topic, with 15-16 delegates attending the conference. Brookfield Properties hosted an hour-long round-table discussion on 'Future of Workplace & Technology' at the Grand Hyatt's Business Centre on 13th February, as part of the event. It was conducted with a select gathering of 20 CXOs





from companies including Microsoft, Schlumberger, Bank of America, Allstate India Private Ltd., BNY Mellon and KPMG. Brookfield Properties also invited Mr Akshay Lakhanpal, partner at the global architect firm Space Matrix, to make a knowledge-based presentation.

The occasion gave a platform to the participants to discuss and share their views on the emerging role of technology in businesses and how it can propel innovation and deliver value at the workplace. Speaking about the event, Mr Alok Aggarwal, MD & CEO India Office Business, Brookfield Properties, says, "Technology has dramatically changed not just the work but the workplace itself. Designing sustainable buildings and integrating innovative technology across workspaces, is the need of the hour. Not only will it improve employee productivity levels but also help professionals bring large-scale innovation in the workplace."



Mr Ankur Gupta, MD & Head, Real Estate India, Brookfield Properties



Mr Alok Aggarwal, MD & CEO India Office Business, Brookfield Properties



**The discussion threw up several interesting future workplace trends such as:**

- ▶ Working from anywhere will drive future workspaces
- ▶ Co-existence of both the physical and the virtual workspace will be a reality
- ▶ Every design will be led by digital innovations
- ▶ Well-being will be a top priority for every organisation when it comes to designing their future offices
- ▶ Design will have to be an expression of individual and brand personality
- ▶ Accessibility of all spaces for everyone is a must
- ▶ Sustainability will have to be interwoven into every aspect of the workplace design



“Technology has dramatically changed not just the work but the workplace itself. Designing sustainable buildings and integrating innovative technology across workspaces, is the need of the hour. Not only will it improve employee productivity levels but also help professionals bring large-scale innovation in the workplace.”

- Mr Alok Aggarwal, MD & CEO, India Office Business, Brookfield Properties

### Placemaking Gala

The Placemaking Gala co-hosted by Brookfield Properties and NASSCOM drew a synonymity between Da Vinci's genius of all things creative, futuristic and innovative that have been an inspiration for the entire IT industry.



This theme tied up nicely with Brookfield Properties' Placemaking ethos. The organisation showcased its properties and brand in the walk-through gallery and put up several display and branding elements at the event, including a film showcasing its India and Global portfolio that was played out on the screen onstage. The two leaders from Brookfield Properties i.e. Mr Alok Aggarwal, MD & CEO, India Office Business, and Mr Ankur Gupta, MD & Head, Real Estate India, addressed the gathering. A delicious dinner at the Grand Hyatt starting from 7 PM onwards along with a power-packed performance by the band Kamakshi Khanna Collective made the evening an outstanding experience for all present.

### Workplace in today's times

Brookfield Properties India is known for facilitating modern workplaces that are not only universally accessible but also offer an extensive range of world-class facilities to the new-age workforce. These facilities include technology-driven shared mobility solutions, indoor air quality management systems, green breakout zones and food courts. All of these facilities help members of the global workforce improve productivity and innovation at their workplace and also enable them to do their bit for the environment, mainly in the form of reduced carbon footprint. ■

# RECOGNITION FOR CLEAN AIR SPACES

In November 2019, the inaugural edition of the Good Air Summit was hosted by the Integrated Health & Wellbeing (IHW) Council at the Jawaharlal Nehru Stadium in New Delhi. A first-of-its-kind people-led initiative, the summit was the culmination of a continuous campaign to sensitise schools and corporate organisations based in the Delhi-NCR region about the deteriorating air quality in India, especially in the cities, and the need to make the country breathable and liveable again. The Good Air Summit also honoured those who have taken positive steps to improve air quality. One such winner was Candor TechSpace, which received an award in the 'Good Air Spaces - Real Estate' category for its active contribution towards achieving clean air.

Considering the harmful impact of air pollution, Candor has always undertaken initiatives to drive environmental impact and workspace efficiency in its campuses. Let's take a look:

**Air Quality Management System:** Candor has deployed highly efficient electronic air-purifying systems at all its campuses in association with Honeywell. To make the initiative sustainable, it has also initiated continuous online monitoring of supply / return air and filtering with controls to regulate the quality of air.

**BEE Star Rating:** Candor has received BEE 5-star rating which stands for 53 per cent more energy efficiency than a BEE 1-star rated building as well as lesser carbon footprint as compared to a normal building.

**IGBC Platinum Rating:** Candor has worked on acquiring IGBC certification (Platinum Rating) under Existing Buildings O&M category for all operational towers through efforts like rainwater harvesting, installation of LED lights, rooftop solar plant for energy conservation, reduced water consumption and greener landscape.

**Mass Transit System:** Shared mobility solution providers such as Shuttl and Quick Ride offer reliable and safe transportation services to employees working in our campuses. These tie-ups have reduced the congestion on the road, thereby decreasing air pollution as lesser the number

of vehicles on the road, lesser the exhaust fumes pollute the air.

At the Good Air Summit organised by the Integrated Health & Wellbeing Council, Candor TechSpace received an award in the 'Good Air Spaces - Real Estate' category for improving the air quality in its campuses.



of vehicles on the road, lesser the exhaust fumes pollute the air.

**Integrated Building Monitoring System:** Candor has adopted an Integrated Building Monitoring System to consolidate the occupational health and safety, environmental and quality management processes within a single management system. This has provided a responsive framework to reduce exposures to hazards and risks by using effective risk management processes.

**Electric Vehicles Charging Stations:** Electric vehicle charging stations have been established across the campuses. As the transportation sector is a major contributor of air pollution, shifting the masses to a cleaner energy mode of transportation such as electric vehicles will result in lesser conventional energy dependencies.

**Solar Power:** To conserve energy and increase responsible energy consumption, Candor has installed solar panels in all of its campuses. This initiative will help CO2 abatement and create a healthy workspace environment.

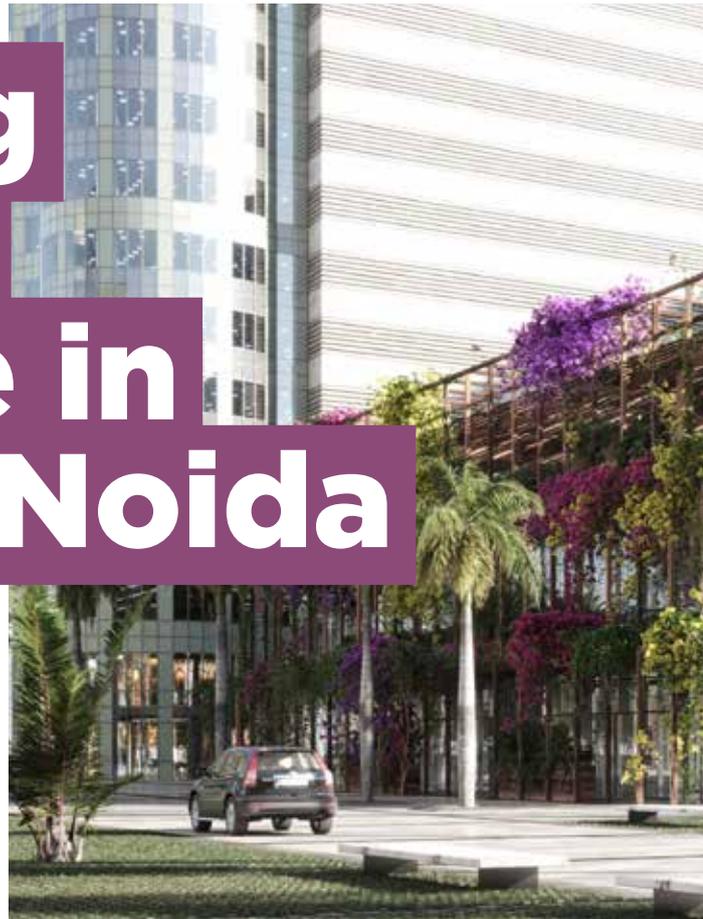
**Dedicated Outdoor Air System (DOAS):** Dedicated Outdoor Air Systems are installed across Candor's workspaces to maintain optimum ventilation levels. The DOAS has an exhaust fan with an energy recovery wheel that helps to recover energy from the foul exhaust air. Its three-stage filters and ultraviolet germicidal irradiation (UVGI) lamp in the cooling coil prevent the growth of bacteria over the coil.

Here's to paving the way for a New India that breathes in clean air! ■



# An Exciting New Retail Experience in Sector 62, Noida

To transform the modern-day retail concept and to bring value to tenants and shoppers alike, Brookfield Properties is launching Binge Central at Candor TechSpace's campus in Sector 62, Noida. Read on to know what will make this upcoming F&B, retail and leisure destination stand apart from the rest.





Vibrant retail space

**A**s an innovative operator and developer of destination retail, Brookfield Properties manages and leases one of the largest retail portfolios globally, spread across 146 million square feet in 170 retail destinations. The organisation's approach to creating and operating large-scale, iconic and mixed-use commercial projects is based on the central theme of placemaking. Placemaking is what helps Brookfield Properties create places that are experiential destinations for people. Placemaking is deeply ingrained in not just the organisation's development philosophy, but also in the way it runs its business every day.

And now, for people in and around Noida, here's some great news: Brookfield Properties is all set to bring Binge Central, its F&B, retail and leisure destination brand, to Candor TechSpace at Sector 62 in the city.

### From Mumbai to Noida

Binge Central already enjoys a popular presence in the thriving district of Powai in Mumbai, where it houses outlets of successful F&B chains such as Social, Lord of the Drinks, The Sassy Spoon, Episode One and House of Mandarin. No wonder then that Binge Central has attracted the attention of professionals working in Powai Business District (owned by Brookfield Properties) as well as of the people residing in Powai and its neighbouring areas.



Air refined for purity

### Bigger and better

Portraying the rising 'new' India, the bustling IT hub of Noida is ideal for Binge Central. Sector 62 in the city is laid out well, with great connectivity to the rest of Noida, Ghaziabad and East Delhi. Candor TechSpace's campus at Sector 62, where Binge Central will be housed, stands apart with retail spaces, new towers and landscaping designed by renowned architectural firm Ricardo Bofill Taller de Arquitectura. The campus has transformed into a business hub for multinational companies with a captive workforce set to increase to 25,000 by 2022.

The upcoming Binge Central will offer diverse experiences to not just the professionals working in the campus but also to people across Noida and Delhi-

NCR who would like to visit for leisure. Positioned as an upmarket hub, Binge Central will have great design aesthetics and well-curated retail brands for shopping to your heart's content as well as entertainment and dining options for your entire family. With everything binge-worthy in it, such as resto-bars, fine-dining restaurants, entertainment zones and retail outlets, Binge Central will definitely transform the leisure experience of Noida for the better.

### Advantages for occupiers

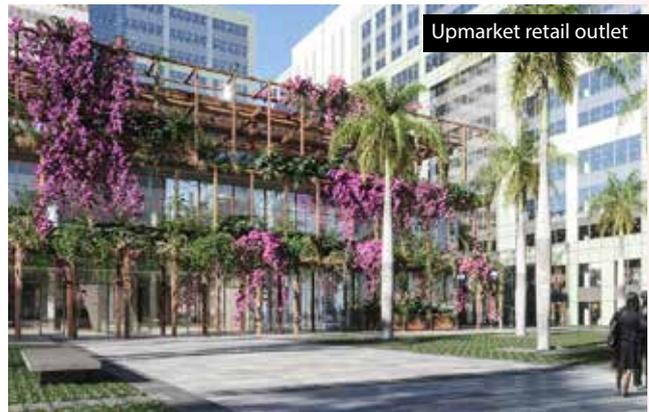
**For brand owners, the upcoming Binge Central in Noida is definitely where their brand needs to be. Here's why:**

- ▶ Leasable retail area of 1,50,000 square feet in the only integrated IT-ITES campus spread over 20 acres, in this micro-market.
- ▶ Will act as a magnet for office-going people, college youngsters and neighbourhood residents, thereby resulting in a heavy footfall.
- ▶ The professionals working at the IT-ITES companies in the campus earn ₹4 lakh to ₹8 lakh annually. The average salary levels are high, and so is the propensity to spend.
- ▶ The residents of the area are affluent; they are mostly self-employed with SME businesses and have independent homes and good spending power.
- ▶ Located in the vicinity of prestigious institutes and residential townships.
- ▶ Excellent connectivity with Metro station that is just 1.5 km away.
- ▶ Multiple entry and exit points with dedicated drop-off zones for easy accessibility and adequate parking.

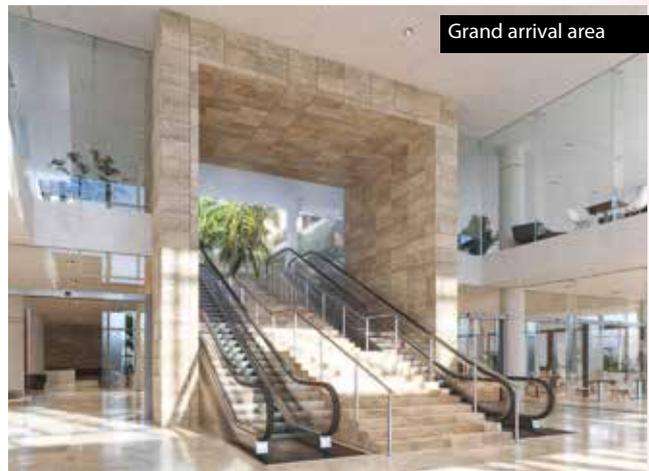
Considering the countless benefits, we won't be surprised if you want to lease space at the upcoming Binge Central right away! For details, please get in touch with Candor TechSpace at [candor.techspace@brookfield.com](mailto:candor.techspace@brookfield.com) ■



The charming interiors



Upmarket retail outlet



Grand arrival area



Binge Central, our upcoming F&B, retail and leisure destination

# THE EQUATION FOR HAPPINESS

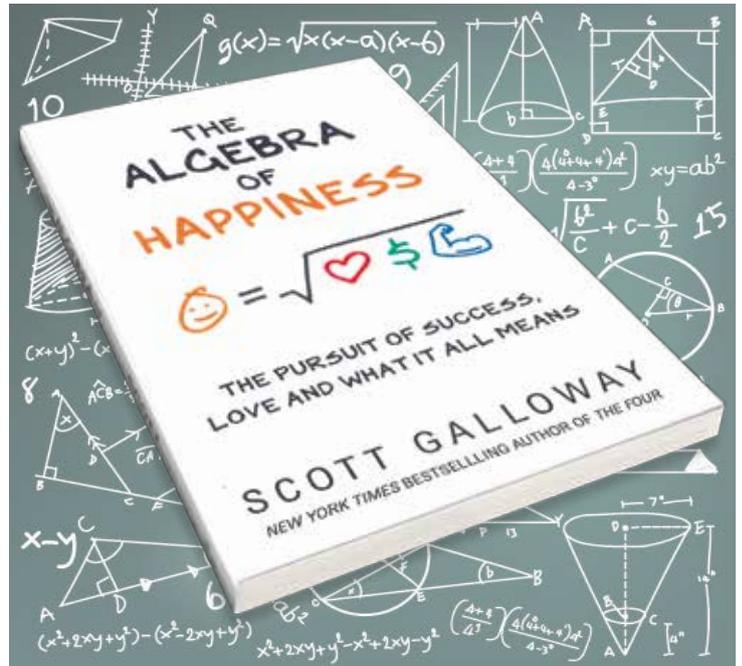
In his latest book *The Algebra of Happiness*, author Scott Galloway puts forth some unconventional, hard-won wisdom for achieving a fulfilling career and life.

Is there a secret equation or formula for being happy? Such a thing does exist, says Scott Galloway, a successful serial entrepreneur, marketing guru and professor, in his newest book *The Algebra of Happiness*.

Even though he is a professor of brand strategy at New York University's Stern School of Business, Galloway delivers lectures on not just business but also on life strategies. In the classroom, on his blog, and in YouTube videos, he regularly addresses life's biggest questions such as, 'What career should you choose?'; 'How can you set yourself up for success?'; 'How can you reconcile ambition with personal growth?'; and 'What can you do now that you do not have regrets when you are 40, 50 or 80'. In *The Algebra of Happiness* too, Galloway examines the definitions of love, success and most importantly, of a life well lived. And he does all this by sharing anecdotes and insights about life's challenges, poignant personal stories and all that he has observed as a serial entrepreneur, academic, husband, father, son and American citizen.

Galloway starts the book by owning that he has absolutely no academic credibility, credentials or training to advise people on how to live their lives. He then proceeds to give readers a glimpse into his life, starting from the time he was an unremarkable, skinny and awkward kid in California in the seventies. He talks about his middle-class upbringing, mediocre grades in school and college, stint in investment banking, starting several businesses (some of which were glowing successes while the rest failed), divorce by age 34, and moving to New York City and joining the faculty of Stern School. The highs and lows of his life and the struggles are what prompted Galloway to a pursuit of knowledge on how to achieve both success and happiness.

The book is divided into four meaningful sections. The first section highlights the finite number of equations for happiness that Galloway and his students review in the final lecture of his Brand Strategy course every spring. The second section outlines all that Galloway has understood about ambition, career, money and success from his experience as an investment banker, entrepreneur, professor and speaker. The third section focuses on love and relationships and how building a life with someone who loves you and who you love, near



guarantees a life of reward and joy. The fourth section challenges readers to turn to themselves and address the care and feeding of their body, inner demons and last days on Earth. Ultimately, Galloway concludes that relationships are all that one has and all that matter, so one should always invest in relationships.

Whether it is about how to succeed in business, find the right partner and stay together for the long-term, be a good parent or look after one's health, Galloway just tells it like he has seen it. His words are brutally honest and at the same time very sincere. Simply put, his book is packed with raw and vulnerable wisdom that is delivered with heart. And all this together addresses well our need for advice on how to achieve both professional success and personal fulfilment.

Brash, funny and surprisingly touching, *The Algebra of Happiness* should be on everyone's reading list, especially those who are struggling to be happy or are feeling adrift. All of us can learn from Galloway's mistakes and insights and follow some (if not all) of his powerful, hard-earned life lessons. ■

Range: *The Algebra of Happiness*

Author: Scott Galloway

Publisher: Penguin Random House

Price: ₹599/-

# Empowering Children Through Art

**Slam Out Loud**, a not-for-profit organisation supported by **Brookfield Properties**, is enabling children from low-income backgrounds to find their voice through art. These children are not only becoming powerful voices of the future but also beacons of hope by showcasing art forms that can empower, move and inspire anyone who was witness to their performances.



**T**he spiritual writer Thomas Merton once said, “Art enables us to find ourselves and lose ourselves at the same time.” Indeed, art has many benefits. For one, it can improve cognitive and decision-making skills and help one develop a happy state of mind. It is also one of the most creative mediums of communication and expression, and most importantly, bringing arts into education can help children find their voice. However, for children from low-income backgrounds, it is not always easy to get access to suitable platforms where they can showcase their artistic side and receive unconditional positive regard.

## Helping children find their voice

Fortunately, not-for-profit organisations such as Slam Out Loud are providing these children engaging opportunities to build creative confidence, which is a combination of skills such as creativity, critical thinking, collaboration, communication, self-esteem and empathy. Started by Jigyasa Labroo and Gaurav Singh in Delhi in 2014, Slam

Out Loud is using a combination of art forms like poetry, storytelling, visual arts and theatre to empower children—aged between 10 and 17 years and belonging to disadvantaged sections of the society—to harness their voices and thereby break the cycle of negative outcomes. The not-for-profit organisation works with professional artists and uses a variety of e-learning resources to empower these children.

## The Jjivisha Fellowship

As part of its flagship programme ‘The Jjivisha Fellowship’, Slam Out Loud first identifies students from government schools, learning centres and shelter homes and then trains them. Dedicated and skilled artists from different fields who sign up for this programme are then directly placed into classrooms. They proceed to enlighten the students with artistic concepts and essential life skills. Each artist teaches a group of around 30





students per year. However, the programme as a whole is a five-year intervention with a relay model through which students undergo over 75 hours of arts-based learning annually, as compared to less than 20 hours annually in a regular school curriculum. Most importantly, children from the local Jjivisha communities get the opportunity to showcase their art and skills at all levels, whether it is the classroom, the community or the society. For instance, they get to come together and perform for the first time as young artists at 'Bol', a Jjivisha Art Mela. The event comprises special performances by the children and the Jjivisha fellows, a curated photo-walk comprising photographs and artworks made by the children, and other exciting activities.

### Support from Brookfield Properties

Till date, Slam Out Loud has brought the Jjivisha Fellowship to 100 artists and 6,500 children across the country. **Brookfield Properties has contributed to this journey, for it has been the biggest supporter of the programme for the last two years. Brookfield's cumulative monetary contribution has helped Slam Out Loud run the programme in 40 communities in Delhi, Noida and Gurugram, providing arts-based learning to 1,200 children.** Brookfield's support has also enabled the Jjivisha fellows to organise community-level art melas across 20 communities so far, with a cumulative audience of over 2,000, comprising parents, educators, community leaders, artists and other children. It is a delight to watch the children from the Jjivisha communities using these art melas to talk about societal challenges and propose solutions through their artistic work. Brookfield Properties' support has also helped in giving more than 300 children art-related opportunities such as trips to National Gallery of Modern Art, India Art Fair and National Museum of India; and performing at



platforms as Kids Education Revolution (Delhi), Change the Script (Delhi and Bengaluru), Spoken Fest (Delhi) and Singapore International Foundation's Arts For Good Summit (Delhi).

By supporting Slam Out Loud, Brookfield Properties is bringing a sustainable change in the learning environment of children from low-income backgrounds. It is also inspiring children as well as artists to become lifelong leaders in arts and education.

To contact Slam Out Loud, drop in a mail to [contact@slamoutloud.com](mailto:contact@slamoutloud.com) ■



# OUR FIRST-EVER EXPERIENTIAL SEZ OFFICE IS HERE



Tower 5 A, SEZ Building

Okay, we just cannot hold in the excitement any more. Candor TechSpace has opened the doors to its first-ever experiential SEZ office at its Sector 48, Gurugram campus! Read on to know more about what all makes this a special addition to our brand story.

**F**or Candor TechSpace, its campuses have always been the physical embodiment of the values and culture that permeate through its core philosophy of 'adding life to your days'. Little wonder then that we have made sure to follow this philosophy—which focuses on helping the professionals working in the campuses realise their full potential in a stimulating environment—even while designing our first-ever experiential SEZ office, at Candor TechSpace's 24.8-acre campus in Sector 48, Gurugram. The first in the country of this finesse, our new SEZ office offers a top-notch experience with a waiting lounge and separate meeting rooms and a working area. It is housed within a building that stands out yet blends into

the existing functional infrastructure of the campus. Here's all you need to know about it:

## The design concept

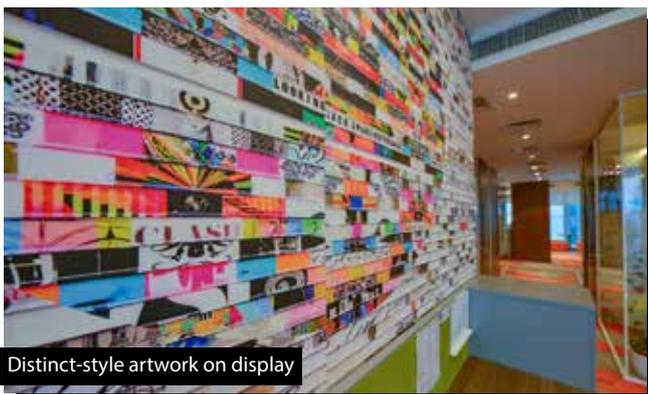
Candor TechSpace commissioned Genesis for designing this new SEZ office. The avant-garde SEZ office that has been designed incorporates aesthetic innovation and is housed within an independent five-storeyed building that also provides Candor's Management office space for the campus. The building's design also incorporates a remarkable porch to create a unique arrival experience.

The design incorporates the use of the latest advances in materials to bring to life an open-groove, breathable façade. The façade provides a high degree of transparency into the lobby and common areas. It is also double glazed for stringent heat transmission. Moreover, the façade design is in sync with mechanical services to optimise solar performance, acoustic performance, daylight penetration, access to views of landscaped areas and passive glare control, while meeting the design intent and architectural integrity.

The end result: a state-of-the-art space that showcases Candor's dedicated focus on innovation in the best way possible.



Reception



### A seamless part of the whole

Ceramic panels and high-efficiency glass have been put to effective use in the exteriors of the building, accentuated with aluminium jaali work railings in the balconies. This in turn makes the building an independent structure that is singular yet blends into the whole complex.

Inside the building, the first thing that catches the eye is the welcoming reception area. There is also a waiting lounge that offers visitors a comfortable and cosy space to wait. On display here are artefacts, awards and audio-visual content that give a glimpse of our brand story.

The interiors incorporate artwork and artefacts showcasing the human spirit and colours of life in all their glory; the softer tones and hues enveloping visitors in the same warmth that the organisation spreads among the tenants and professionals in its campuses daily. And all of this helps visitors easily immerse themselves in our brand story here, at their own pace and time.



A whole floor is dedicated to meeting rooms to facilitate meetings with complete privacy and meaningful dialogue. Each room features accentuated light fixtures, video conferencing facilities and motorised blinds.

### Designing with care

The design of the building adheres to the principles of inclusion and is therefore differently abled friendly. Easy access with automatic doors and dedicated toilet facilities has been provided on every floor.

Apart from addressing the comfort and utility aspects, the design ensures the highest standards of safety and efficiency. The building is equipped to address any fire emergencies and allows safe evacuation of occupants.

Most importantly, as the design of the building focuses on sustainability, it manages natural resources and conserves energy and water through maximum use of natural lighting, installation of sensors in various zones for effective and efficient use of lighting and electricity, etc. A highly efficient electronic air-purifying system has also been deployed in association with Honeywell. Moreover, a heating, ventilation and air conditioning (HVAC) system controlled by an intelligent technology has been integrated, so as to allow occupants to control the temperature levels as per their individual comfort.

With its perfect medley of contemporary interiors and innovative technology, our first-ever experiential SEZ office is already helping us create connections with our occupiers and building their interest. Here's to creating an immersive experience! ■

# Adding Colours of Joy to Your Life

Candor TechSpace recently celebrated Holi and International Women's Day with great gusto. We take you to the campuses that were filled with laughter and enjoyment, as employees working in the premises came together to celebrate the occasion over exciting activities and of course, bright and vibrant colours.



Dancing at its best

The festival of Holi is no less than a grand spectacle in India. Rightly known as the festival of colours, the occasion sees people smearing each other with colours of different hues and squirting water on one another through pichkaris. The riot of colours that was evident during the Holi Fest organised by Candor TechSpace in March 2020 was really stunning to witness. The celebrations were hosted at Candor's campuses in Sector 135, Noida; and Sectors 48 and 21, Gurugram. International Women's Day was also celebrated to the fullest in these campuses on the occasion, with activities specially curated for women, such as painting salon and photo ops.

Beautiful truss installations, colourful coverings, sparkling lights and cheerful cut-outs were put up in the campuses. A sophisticated sound set-up also complemented the arrangements. A stage was set up in the common area complete with a dummy graffiti

wall, which employees used with glee for scribbling and sketching pictures. Food stalls offering a variety of delicious cuisines tantalised the taste buds of visitors during the Holi Fest.

Speaking about the event, a spokesperson from Candor TechSpace says, "We, at Candor TechSpace, have always given special importance to festive celebrations and ensured that professionals get enough breaks from their busy work schedules, thereby helping them maintain a perfect work-life balance. This Holi Fest is part of the same vision and aims to add life to the days of hardworking professionals. What added uniqueness to this event is the way placemaking was leveraged across all our campuses! We are glad that everyone equally participated in the event and celebrated to their fullest. Going forward, we will continue the practice of celebrating different festivals at our campuses in unique ways while giving everyone a reason to rejuvenate amidst their busy working lifestyles."



Horse-painting activity



Horse Graffiti Installation



Rap open-mic competition



Opening act by dance troupe



Enthralling performances onstage



'Colour Splash' performance

To take the enjoyment a notch further, several competitions were conducted onstage, covering limbo dance, balloon twisting, tic-tac-toe, paint the giant pony and emcee activities. There was a rap open-mic competition that saw campus employees eagerly showcasing their rapping talent and competing for the winner's title. The lyrics, delivered by the participants, seemed so witty and flowed so freely that the audience's excitement and enjoyment grew in no time! There was also a performance by a group of 8-10 individuals who danced to the beats of popular Holi songs. The celebrations concluded with

an extraordinary rap performance by Babu Haabi (the voice behind the movie Uda Punjab).

Exciting activities, catchy music, delicious food and beautifully-themed decor made the Holi and International Women's Day celebrations at Candor's campuses very enjoyable. We are sure that all the attendees will remember the fun they had on this occasion for a long time! ■



Bubbles aplenty



Hand-painting activity



Employees showing off their hand art



An interactive installation



Employees having a good time



Limbo dance



# UP Your GAME

Sports can really bring people together and that is exactly what we got to see at our much-awaited Annual Sports Meet 2020, organised at our Noida and Gurugram campuses. The camaraderie among participants was very much evident as they competed with each other in good spirit for the winner's spot.

**S**ports are a great way to facilitate bonding among employees, reduce their stress and give them the chance to get to know each other outside of the office. Moreover, such activities can be really fun! And because there is nothing like a sports tournament to bring out team spirit, togetherness and healthy competition among participants, Candor TechSpace hosted its Annual Sports Meet 2020 at its Noida and Gurugram campuses in February.

Conducted in tandem with fitness and training brand Cult.Fit, Candor's Annual Sports Meet 2020 encouraged people to awaken their inner sportsperson with its motto 'Up Your Game', and they responded with overwhelming participation! Almost 5,000 professionals from every campus took part in the wide array of games that were organised. The participants were primarily employees of companies operating within Candor's campuses, such as Genpact, Wipro, Cognizant and Altran (at Gurugram



Chess competition



Warm-up session



Basketball match



VR Zone



Framing the memories for life



Cricket Match



The Champions

campuses) and Accenture, MetLife, Conduent and Xavient (at Noida campuses).

It was a delight to watch the participants competing with each other in nail-biting matches covering popular indoor and outdoor games such as human foosball, volleyball, basketball, chess, carrom and table tennis. Onstage activities such as Zumba, mixed martial arts (MMA) and yoga also received an enthusiastic response from participants. Another highlight was the Virtual Reality Zone that enabled enthralling, tech-driven gaming.

Speaking about the event, Mr Shantanu Chakraborty, Senior Vice President, Brookfield Properties, says, "Candor TechSpace is committed to making the work experience at its campuses, much more than just work. Adding life to the days of the professionals working here has been one of our core guiding principles. This annual sports meet is held in that very spirit of delivering unique experiences and

promoting health, happiness and well-being of all those who call Candor's campuses their second home."

"It has truly been a delightful experience to witness so many professionals coming together to celebrate the spirit of sportsmanship. The overall energy was electric. Many congratulations to all the winners of the day", says one of the participants at the Annual Sports Meet 2020.

Candor's Annual Sports Meet 2020 gave employees of different companies in the campuses a platform to enthusiastically participate in exciting sports activities and games. The winners took home the trophies amid cheers of victory. All in all, the event helped boost employee morale and gave them a welcome break from their daily office routine.

*Want to know who the winners were at our Annual Sports Meet 2020? Visit [www.candortechspace.com](http://www.candortechspace.com) today!* ■



Volleyball match



True sportsmanship



Tug of war



Zumba session

# Our Jolly Good Décor for Christmas

This Christmas, Candor TechSpace got the employees at its campuses into the holiday spirit by decking up the premises with the most beautiful festive decorations of the season.



**C**hristmas is one of the few occasions that welcome glitter, sparkle and loads of twinkling lights with open arms. This Christmas, Candor TechSpace used the prettiest festive decorations to add cheer to its campuses across India. Along with creative little touches like stars, bells, balls and tinsel, there were Christmas trees decorated with lights, ornaments and



other traditional paraphernalia that were put up in the campuses. The decked-up campus premises with the splash of red, green, blue and gold made the days leading up to Christmas just a little more merry and put everyone in high spirits within no time! Who says that one cannot get into the holiday spirit while at work? ■



# Turning Santa for Underprivileged Children



As part of its employee volunteering programme, Candor TechSpace, in association with Mobile Creches, brought Christmas cheer into the lives of underprivileged children by distributing gifts among them. The big smiles on their little faces really made our day!



The festival of Christmas brings happiness and excitement to everyone. Some people welcome Christmas with bright lights and decorated trees while others celebrate the festival by spending some quality time with the underprivileged and spreading the cheer around.

This time, Christmas came early for 55-60 underprivileged children in the Delhi-NCR region, courtesy an employee volunteering programme conducted by Candor TechSpace in association with Mobile Creches. Mobile Creches is a voluntary organisation that offers day-care, health-care and educational facilities to children of migrant workers who work at construction sites in Delhi-NCR. Mobile Creches' association with Candor goes back a long way.

Under the employee volunteering programme, Candor organised a collection and distribution drive for underprivileged children, aged from 2-12 years, residing at a crèche in Delhi-NCR. The crèche is run and managed by Mobile Creches and supported by Candor. The drive

was conducted at Candor's campuses in Gurugram and Noida, and a wish list featuring games, stationery and winter wear that the children could use, was circulated among tenants and their employees. Contributions poured in plenty for this noble cause! Around 50 employees from Candor's campuses participated in the employee volunteering programme.

Then arrived the day for distributing the items collected to children at the crèche: 24th December 2019. The eagerness, anticipation and excitement among the children were very much evident when we arrived at the crèche. Big smiles broke out on their little faces when we started handing out the gaily wrapped presents. It was a delight to see the children unwrapping the gifts and squealing in joy on seeing the item inside. There is nothing more satisfying than seeing children smile, and as each and every child around us happily admired the cricket bat, ball, doll, building blocks, toy car, board game, puzzle, stationery, colouring book, colours or winter wear gifted to them, it really made our day! The children' joy doubled upon eating the Christmas fruit cake that we had specially brought for them on the occasion.

We too had a great time as we got to become a 'Santa of joy' for the little ones and spread happiness among them. What's more, each one of us also got a lovely return gift from the children—a stick doll painstakingly made by them—that we will be keeping as a memento of our visit to the crèche. Let's continue spreading the happiness by helping the underprivileged! ■



# A Magical, Musical Event at Our New Rejuve Terrace

Employees working at Candor's Sector 21, Gurugram campus had great fun at a magic and music based extravaganza hosted recently in the premises. Organised at the Rejuve Terrace in the campus, the event offered exciting activities, opportunities for people participation and special performances by artists.

**E**levating the workplace experience is on the minds of nearly all corporate organisations today. At Candor TechSpace, we have always supported our tenants' efforts in this regard. From organising exciting events for their employees to creating dynamic, multi-use and experiential destinations in our campuses, we have done it all.

Candor recently organised a magic and music based event at its campus in Sector 21, Gurugram. The venue was the Rejuve Terrace, a unique, aesthetic-driven breakout zone that is designed in line with Candor's vision of placemaking. This dedicated outdoor space has been serving as a rejuvenation hub in the campus since its inauguration a few months ago.





The idea behind hosting the event was to bring in a fun and upbeat atmosphere into the campus and improve the work-life balance of employees working in the premises. There were various fun activities for employees to participate in. **Some foot-tapping musical acts were also hosted on the occasion, with the entire audience cheering loudly for the performers. There was a special performance by Karan Singh, a renowned magician, mind reader and psychological illusionist. He had a bevy of tricks up his sleeve and it was a delight to witness him reading people's thoughts, impressing them with his logic-defying deductions, and treating them to**

a few laughs while at it. And through it all, the audience rewarded him with rapt attention and enthusiastic clapping.

Also on offer was an energetic performance by djembe drummer Roy Roberts. Djembe is a goblet-shaped hand drum originating in West Africa. Apart from watching the live performance on stage, members of the audience also got the opportunity to play the drums themselves, amid applause from all present. Indeed, people participation was the biggest highlight of this magic and music based extravaganza, making the overall atmosphere in the campus upbeat and fun like never before! ■



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